

## **PROJECT NARRATIVE**

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Date: September 30, 2005

Location: Sandbar Mexican Grill, 10050 N. Scottsdale Road, #127

Applicant: Les Corieri, Owner 602-620-3033

This proposal serves as a request to amend the existing live entertainment use permit at Sandbar Mexican Grill located at 10050 N. Scottsdale Road, Ste 127 to include bar use. The establishment is located on the southeast corner of Gold Dust Avenue and Scottsdale Road.

Approval of a bar use permit as an amendment to the conditional use permit for live entertainment remains consistent with the goal of the city of Scottsdale regarding use permit requirements, as it is a parallel expansion of use. The requirements and procedures for obtaining the existing conditional use permit for live entertainment are vastly similar, if not identical, to those of a bar use permit. Additionally, this amendment would not cause a shift in the general operations or nature of the existing business.

This request is necessary as the outcome of a state requirement for license change resulting from an inadequate sales ratio. The existing balance of uses in this commercial district will not be altered or disrupted under this proposal. There will also be no additional or adverse impact on the multi-family residential community adjacent to the commercial site as a result of this proposal.

Parking is currently provided in the amount of 191 spaces, exceeding the 154 space requirement for the current live entertainment use permit and the proposed bar use permit. Parking utilizes the existing shopping center parking, with valet services restricting public access to the parking to the west and north sides of the establishment. There are two main driveways located to the north of the site that permit access to the commercial center. Peak parking and traffic demands for this establishment occur in the evening hours when the volume of traffic on the arterial streets and the parking demand in the shopping center are significantly reduced.



20-UP-2005  
10-11-05

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Sandbar Mexican Grill  
0090 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

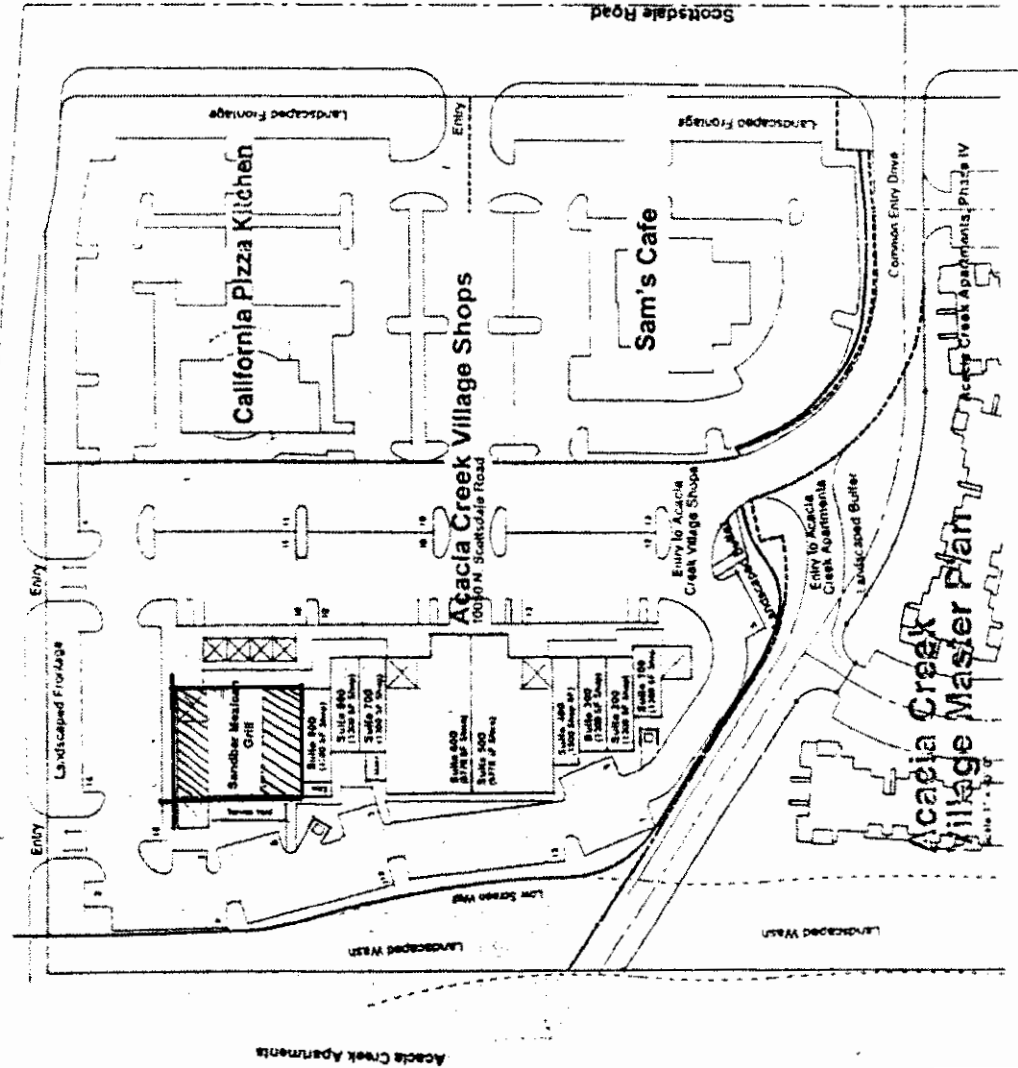
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Date: 1-24-00  
Revisions:

Sheet 1

### Zoning Provisions

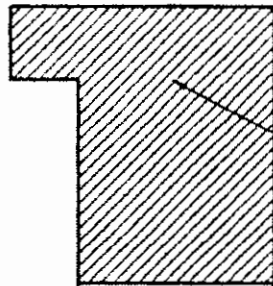
<b>Project Location</b> 1001 E. Jordan Avenue Phoenix, Arizona	<b>Parking</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue
<b>Existing Zoning</b> General Commercial C-1	<b>Open Space</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue
<b>Lot Area</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue	<b>Front Open Space</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue
<b>Gross Floor Area</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue	<b>Parking Lot Landscaping</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue
<b>Building Volume</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue	<b>Setbacks</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue
<b>Building Height</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue	<b>Net Floor Area</b> Actual Creek Village Shops 1001 E. Jordan Avenue 1001 E. Jordan Avenue 1001 E. Jordan Avenue

### Vicinity Map



Acacia Creek Village Master Plan

GOLD DUST AVENUE

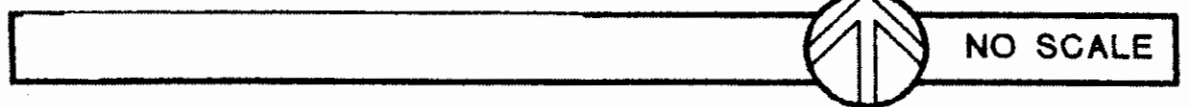


EXISTING  
RESTAURANT  
SUITE #127

CALIFORNIA  
PIZZA  
KITCHEN

SAM'S  
CAFE

SCOTTSDALE ROAD



*Existing Zoning C-2*